

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Montgomery County**

State: **OH**

PJ's Total HOME Allocation Received: **\$19,383,203**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B Overall
Program Progress:				PJs in State: 22		
% of Funds Committed	93.24 %	92.64 %	10	90.66 %	76	75
% of Funds Disbursed	90.25 %	86.47 %	6	81.06 %	90	88
Leveraging Ratio for Rental Activities	5.93	6.01	1	4.62	100	100
% of Completed Rental Disbursements to All Rental Commitments***	47.71 %	86.34 %	22	81.27 %	7	6
% of Completed CHDO Disbursements to All CHDO Reservations***	45.06 %	77.75 %	20	68.23 %	14	16
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	87.28 %	81.56 %	9	79.86 %	68	62
% of 0-30% AMI Renters to All Renters***	41.23 %	47.52 %	16	44.82 %	43	42
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	95.61 %	94.01 %	11	94.65 %	30	32
Overall Ranking:			In State:	20 / 22	Nationally:	19 23
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$19,378	\$14,114		\$25,419	228 Units	35.30 %
Homebuyer Unit	\$19,923	\$11,342		\$14,530	49 Units	7.60 %
Homeowner-Rehab Unit	\$24,086	\$18,709		\$20,251	209 Units	32.40 %
TBRA Unit	\$3,414	\$4,101		\$3,156	160 Units	24.80 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County OH

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$43,489	\$80,610	\$23,466
State:*	\$75,263	\$81,788	\$20,831
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	45.4	52.3	64.3	56.9
Black/African American:	53.7	45.5	34.8	41.9
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.5	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.5	2.3	1.0	1.3
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HOUSEHOLD SIZE:

1 Person:	48.2	20.5	40.6	90.0
2 Persons:	17.4	25.0	26.1	5.0
3 Persons:	16.1	34.1	15.5	3.1
4 Persons:	8.7	13.6	13.5	1.3
5 Persons:	7.3	6.8	1.9	0.6
6 Persons:	1.8	0.0	1.4	0.0
7 Persons:	0.0	0.0	0.5	0.0
8 or more Persons:	0.5	0.0	0.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.4	25.0	22.7	90.0
Elderly:	18.8	6.8	31.9	2.5
Related/Single Parent:	39.9	31.8	26.6	6.3
Related/Two Parent:	4.6	29.5	15.9	0.6
Other:	2.3	6.8	2.9	0.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.3	2.3 [#]
HOME TBRA:	33.0	
Other:	8.3	
No Assistance:	34.4	

of Section 504 Compliant Units / Completed Units Since 2001 123

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

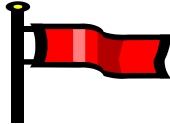
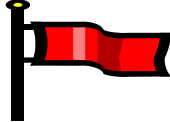
State: OH

Group Rank: 19
(Percentile)

State Rank: 20 / 22 PJs

Overall Rank: 23
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	47.71	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	45.06	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.28	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	95.61	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.75	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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